MANCHESTER CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 141763/FH/2024

DATE REGISTERED VALID: 17 December 2024

PROPOSAL: Erection of a part single/part two storey side extension together with extension to the front porch canopy.

ADDRESS: 25 Aldermary Road, Manchester, M21 7QW

WARD(S): Chorlton Park Ward

APPLICANT: Mr Steve Woods

AGENT (IF ANY): Mr Umayr Azam, Northedge Architecture

CASE OFFICER: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: **28 January 2025**

APPLICATION DETAILS

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 8 January 2025

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: Printed: 6 January 2025 Expired: 27 January 2025

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

DESCRIPTION OF SITE/BUILDING

The proposal relates to a two-storey semidetached property on Aldermary Road. The property features and existing single storey rear extension, front roof overhang, hardstanding to the front for off street vehicle parking and a garden to the rear.



Figure 1. Street scene

DESCRIPTION OF AREA

The proposal is in a mostly residential part of the Chorlton Park ward of Manchester.

DESCRIPTION OF DEVELOPMENT

Erection of a part single/part two storey side extension together with extension to the front porch canopy.

The proposed ground floor side extension projects 2460mm from the existing side elevation and runs the full 8000mm from the principal elevation to the rear elevation. The proposed first floor follows a similar footprint only stepping in for 2500mm at the front by 930mm. The proposed side extension is finished with a gable roof and glazing to front side and rear.

The front porch canopy is proposed to be extended across the front of the proposed side extension.



Figure 2. Proposed floor plans

PLANNING HISTORY

There is no planning history at the address.

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

NOTIFICATIONS

LOCAL RESIDENTS

No representations received.

NEGOTIATIONS

Issues have arisen in the consultation phase.

FIRST FLOOR SET BACK

To avoid the terracing effect the set back to the first-floor side would need to be larger. Where the extension sits at the boundary, we ask for a 2m set back to the first-floor front elevation.

WINDOW ON THE FIRST-FLOOR SIDE

The side window is on the boundary and would need to be removed to not prejudice development adjacent.

UPDATED PROPOSED DEVELOPMENT.

The updated scheme introduces a 2000mm set back to first floor and removes the side facing window. The single storey part of the side extension features a flat roof.



Figure 3. Updated proposed floor plans

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES TO UPDATED PROPOSED DEVELOPMENT

Not required as reduction in massing.

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- The Manchester Core Strategy Development Plan Document 2012-2027
  - Development Management and Planning Obligations
    - DM 1 - Development Management
  - Objective 1 - Spatial Principles
    - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
  - Objective 6 Environment
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 19 – Waste
- Extant Unitary Development Plan (UDP) –
  - Citywide Development Control Policies
    - DC1 - Residential extensions
- Places for Everyone Plan Joint Development Plan Document 2022-2039-
  - Strategy
    - JP-Strat9: Southern Areas
  - Sustainable and Resilient Places
    - JP-S1: Sustainable Development
  - Places for People
    - JP-P1 Sustainable Places
- The National Planning Policy Framework (The NPPF) –
  - Section 2 - Achieving sustainable development
  - Section 4 – Decision-making
  - Section 12 – Achieving well-designed places

ISSUES

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The new addition is designed to match the style and features of the current building. This includes the window fenestration.

The proposal uses brick and tile to match the existing property (according to the application form) ensuring the development is incorporated into the existing building.

The two-story side extension is set back enough (2000mm) to avoid terracing the street scene and to show clear delineation between the semi-detached properties along Aldermanry Road.

The front canopy feature has minimal massing implications and is incorporated well into the existing building feature.

The proposal is designed to be subservient to the original dwelling house and due to its, size, position and location in relation to the existing roof ridge, would not create and over-dominant or overbearing feature.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

The new extension would be visible from the street scene however given the reduced hipped ridgeline and setback to first floor, together with the use of proposed materials, the character of the street would not be unduly affected.

The ground floor portion of the new side extension (created by the first floor set back) has a flat roof segment, however the proposed front tiled overhang helps mask the feature in the street scene and the overall design ensures the property sits well within the street scene (notably the render and brickwork features)

The proposal is similar in size and scale to other buildings nearby, notably the side and rear extension at No23 and would not therefore disrupt the area's existing features.

EFFECTS ON AMENITY

PRIVACY

The proposal would add windows to the front and rear elevations of the proposed side extension. Given their position and relationship with neighbouring properties, it is considered that the arrangement reflects the orientation of existing windows orientation on the original rear elevation and would present no more of an overlooking issue into neighbouring properties than is currently the case.

Overlooking effects are further minimised by the presence of No23s rear extension meaning the rear window on the proposed side extension would mostly look out onto the roof of the neighbour’s rear extension. Any impact because of overlooking or loss of privacy is therefore considered satisfactory.

LIGHT

Given the side extension projects no further than the original dwellings principal and rear elevations the massing would have minimal effect on local light.

ACCESSIBILITY

The proposal does not change how people can get in and out of the building.

ADEQUACY OF INTERNAL ACCOMMODATION AND EXTERNAL AMENITY SPACE.

The proposal adds space inside the property with minimal effect to the outdoor area, retaining a large rear garden.

REFUSE STORAGE AND COLLECTION.

The proposal itself has little impact on waste from the site. The applicant has confirmed bins are to be stored in the newly created garage/storage space on the ground floor of the side extension to be brought out and returned on collection day.

VEHICULAR ACCESS AND CAR PARKING

The proposal would remove some hardstanding from the side of the property however maintains hardstanding to the front for off street parking.

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The dwelling benefits from a garden beyond the siting of the proposed development and the proposal would only remove existing hardstanding.

FLOOD RISK AND DRAINAGE.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment and would use the existing drainage on site.

OTHER LEGISLATIVE REQUIREMENTS

EQUALITY ACT 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

HUMAN RIGHTS ACT 1998 CONSIDERATIONS

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

CONCLUSION

The proposed development, involving the erection of a part single/part two-storey side extension and an extension to the front porch canopy, has been carefully assessed against relevant planning policies and guidelines. The design, scale, and materials of the extension are in keeping with the character of the existing property and the surrounding area. The modifications made during the consultation phase, including the setback of the first floor and the removal of the side window, address potential issues related to terracing and privacy.

The development is not expected to have a significant impact on the amenity of neighbouring properties in terms of privacy, light, or outlook. The proposal retains adequate external amenity space and does not adversely affect vehicular access or parking arrangements. The application complies with the relevant policies of the Manchester Core Strategy, the Unitary Development Plan, and the National Planning Policy Framework and is therefore acceptable.

RECOMMENDATION: APPROVE

ARTICLE 35 DECLARATION

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-YEAR TIME LIMIT

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. SPECIFIED PLANS

The development hereby approved shall be carried out in accordance with the following drawings and documents:

a.	Drawing - Location Plan	17 Dec 2024		THE LOCATION PLAN
b.	Drawing - Existing	17 Dec 2024	24-79-00-001 R1	GF AND 1F PLAN
c.	Drawing - Existing	17 Dec 2024	24-79-00-002 R1	ELEVATIONS
d.	Drawing - Proposed	13 Jan 2025	24-79-20-001 R7	GF AND 1F PLAN
e.	Drawing - Proposed	13 Jan 2025	24-79-20-002 R5	ELEVATIONS
f.	Application Form	17 Dec 2024		APPLICATION FORM

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. SPECIFIED MATERIALS

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

4. FLAT ROOF RESTRICTION

The flat roof part of the extension shall not be used for any other purpose other than as a means of escape in emergency or for maintenance of the building.

Reason - To safeguard the amenities of the adjoining premises for overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

10 Haddon Road, Manchester, M21 7QU

22 Aldermary Road, Manchester, M21 7QN

24 Aldermary Road, Manchester, M21 7QN

20 Aldermary Road, Manchester, M21 7QN

27 Aldermary Road, Manchester, M21 7QW

23 Aldermary Road, Manchester, M21 7QW

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA